



George Lambton Avenue, Newmarket, Suffolk

Pocock + Shaw



22 George Lambton Avenue  
Newmarket  
Suffolk  
CB8 0BG

A ground second floor apartment set within a popular development north of the town centre. This spacious apartment benefits from a modern kitchen, bathroom, gas warm air heating and off road parking.

£135,000





**Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.**

With the benefit of a gas warm air heating system, the accommodation includes:-

Entrance Hall

Doors to the bedroom, lounge, bathroom and kitchen.

Sitting Room 5.29m (17'4") x 2.97m (9'9")

Door onto Balcony, carpet flooring, TV and aerial points, double radiator, central heating thermostat.

Kitchen 3.81m (12'6") x 2.01m (6'7")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and space for fridge/freezer, electric point for cooker, electric hob, extractor hood over, with a window to rear aspect, lino flooring.

Bedroom 3.69m (12'1") x 2.91m (9'6")

UPVC double glazed window to rear aspect, double radiator, carpet flooring.

Bathroom with WC, sink, Bath and double glazed window to rear aspect.

Outside

Single parking space

Tenure

The property is leasehold - 125 Years From 1996 - 97 Years Remaining

Annual Service Charge - £200

Ground Rent - £10 Per Annum

Energy Performance Certificate - To Be Confirmed

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and the flood risk is low.

Council Tax Band: A - West Suffolk

Broadband

Basic - 10 Mbps

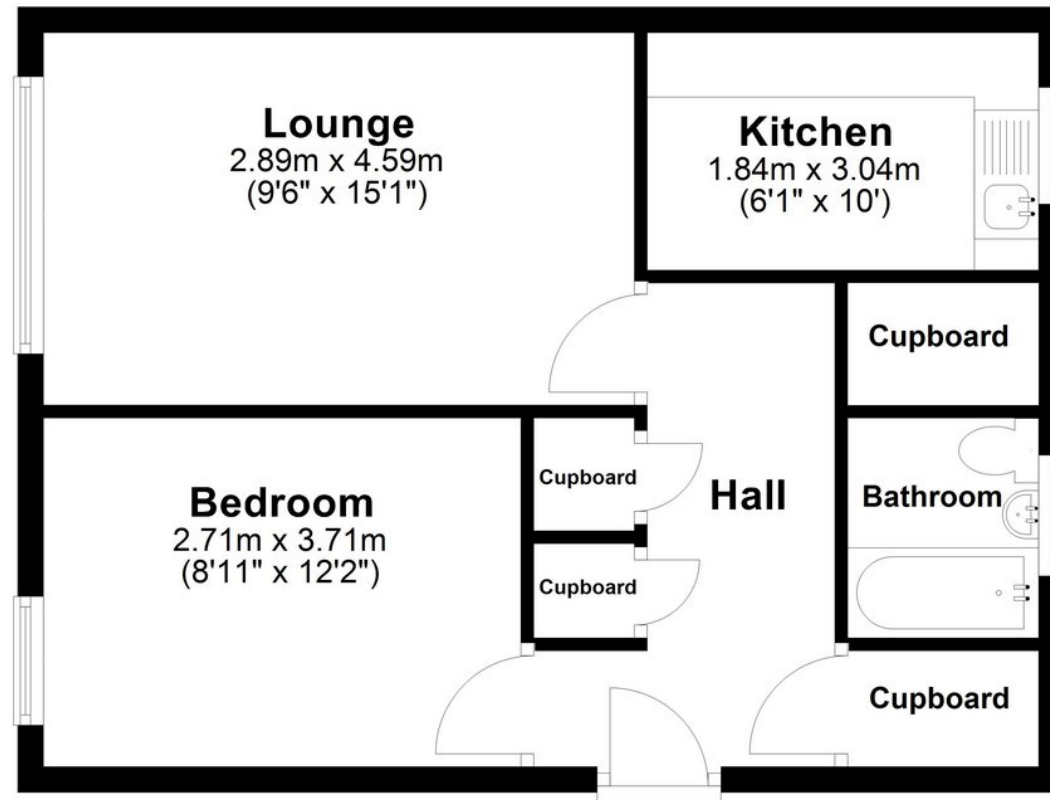
Superfast - 80 Mbps

Ultrafast - 1000 Mbps

Viewing: Strictly by prior arrangement with Pocock + Shaw.



## Second Floor Apartment



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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